



## REDEVELOPMENT AUTHORITY MINUTES

Redevelopment Authority, Thursday, March 7, 2013 at 5:00 P.M. in the City Attorney's Office, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ald. Don Hammond, Michael Leibham, Amy Horst, Ed Surek, David Sachse, and David Gass

Staff present: Steve McLean, Chad Pelishek, Jim Amodeo, and Janet M Duellman

Others: Paul Gottsacker, Christina Latifi, Harry Ljatifovski, Andy Kittelson, and Avni Latifi

The meeting was called to order at 5:00 pm and the Pledge of Allegiance was recited.

### Approval of minutes of the February 7, 2013 meeting.

David Gass moved to approve the minutes, David Sachse seconded. Motion passed unanimously.

### Discussion and possible action on request from Dawn Donohue about utilizing South Pier property for a wedding in September.

Dawn Donohue would like to hold her wedding ceremony by Bridal Essence along the Riverfront. She inquired about electricity and if the City was going to supply it. Chad Pelishek informed her that the City would not be supplying electricity and that she would need to speak to neighboring properties to see if they would let her plug in an extension cord. With the electricity being a concern Chad has recommended that the committee hold this item until the next meeting to see if Ms. Donohue has resolved this issue.

Amy Horst moved to hold until next meeting. Ed Surek seconded. Motion passed unanimously.

### Discussion and possible action on subordination request from Sheboygan GSRS, LLC.

Sheboygan GSRS, LLC is refinancing for a better interest rate. The \$120,000 TIF loan agreement with the Redevelopment Authority (RDA) will not change and the RDA will remain 2<sup>nd</sup> on the loan. If the property is sold, the loan will be due in full at that time.

Dave Sachse moved to approve, David Gass seconded. Motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of deliberating regarding a Business Development Loan with 520, LLC; Yinko Designs, LLC; Saco Polymers; and for possible revisions to various documents related to the ground lease and business development loan for the Prohibition Bistro project on South Pier, where competitive and bargaining reasons require a closed session.

Amy Horst motioned to go into closed session, Ed Surek seconded. On a roll call vote, the motion passed unanimously.

*During close session David Gass and Michael Leibham excused themselves from the rest of the meeting.*

Reconvene in open session.

Ald. Don Hammond motioned to go into open session, Amy Horst seconded. On a roll call vote, the motion passed unanimously.

Action on closed session items.

1) 520 LLC

Ald. Don Hammond motioned to approve a 15 year amortization on the remaining balance of \$225,645.78, current interest rate, and a balloon payment due 12/31/2016, Ed Surek seconded. Motion passes 3-1 (*Aye: Hammond, Horst, Surek* *Nay: Filicky-Peneski* *Excused: Sachse*)

2) Yinko Designs LLC

Ald. Don Hammond motioned to hold for 2 weeks, Ed Surek seconded. Motion passed unanimously.

3) Saco Polymers

No motion needed -Informational

4) Prohibition Bistro

Item 1: to approve being 3<sup>rd</sup> on the real estate mortgage at 668 S. Pier Drive.

Item 2: to approve being 3<sup>rd</sup> on business assets

Item 3: Leasehold interest agreement

Item 4: to deny paying a portion on the Phase 1 Environmental study.

Item 5: any other ancillary items needed in order to close the loan.

Item 6: Consolidated ground lease agreement for both parcels into one lease agreement.

David Sachse moved to approve all the items, Amy Horst seconded. Motion passed unanimously.

Discussion and possible action on request from Zieggies Restaurant for a Historic Preservation for Construction Work.

Chad Pelishek stated that he needed to do more research on the project, therefore, he asked for it to be held over.

Ald. Don Hammond motioned to hold until the next meeting, Amy Horst seconded.  
Motion passed unanimously.

Discussion and possible action on next steps with the South Pier District.

Ald. Don Hammond motioned to hold, Amy Horst seconded. Motion passed unanimously.

Adjournment

Ald. Don Hammond moved to adjourn, Amy Horst seconded. Motion carried.

Being no further business, the meeting adjourned at 6:30 pm

Respectively Submitted,  
Janet M Duellman  
Recording Secretary